Karen Johnson Davidson County
Batch# 1000267 DEEDWARR
05/05/2023 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $462.50
20230505-0033610

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ian Ratliff and Joshua Davis	Ian Ratliff and Joshua Davis	Parcel ID: 070 05 0 038.00
(NAME)	(NAME)	
P.O. Box 140688	P.O. Box 140688	
(ADDRESS)	(ADDRESS)	
Nashville TN 37219	Nashville TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rodney Patrick**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ian Ratliff and Joshua Davis, as tenants in common**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being part of Lot No. 10 on the plan of Alpine Terrace Subdivision as of record in Book 421, page 131, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Stivers Street 75 feet northerly from the common corner of Lots 9 and 10; thence northwesterly with the easterly margin of Stivers Street 76 feet to a point; the same being the southeasterly corner of a tract conveyed to James L. Humphrey, et ux, by deed from James Henderson, et ux, of record in Book n/a, page n/a, Register's Office for said County, thence eastwardly with the southerly margin of said Humphrey's 99 feet to a point of the westerly margin of Goodrich Street; thence southerly with the westerly margin of Goodrich Street 54 feet to a point; thence westwardly with the northerly line of a tract conveyed to Walter Vandygriff, of record in Book 1970, page 565, said Register's Office, 102 feet to a point in the beginning.

Being the same property conveyed to Rodney Patrick from United States Marshal for the Middle District of Tennessee by Special Warranty Deed dated February 28, 2006 and recorded on March 2, 2006 in Instrument No.

20060302-0023988, Register's Office for Davidson County, Tennessee. Re-recorded on March 17, 2006 in Instrument No.20060317-0030889.

Further being the same property conveyed to LaSean Campbell from Rodney Patrick by Quitclaim Deed dated March 21, 2006 and recorded on March 21, 2006 in Instrument No. 20060321-0032458, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rodney Patrick from LaSean Campbell by Quitclaim Deed dated September 22, 2006 and recorded on September 22, 2006 in Instrument No. 20060922-0117923, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 2412 Stivers St, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of May, 2023.

Rodney Patrick

Rodney Patrick

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rodney Patrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of May, 2023.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jameika Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **May 3, 2023**.

Date

Jameika Jones
Affiant Signature

05/5/202023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5th day of May, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)